

**PB# 87-35**

**Rueckert Business  
Machines  
(Never Materialized)  
33-2-8**

RUECKERT BUSINESS MACHINES 87-35  
Kennedy 562-6444

*Never Re-stored*

# General Receipt

8888

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

May 1, 1987

Received of Buckert Business Machines, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee (#87-35)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 6739		\$25.00

By Pauline B. Townsend

Town Hall

Title

Williamson Law Book Co., Rochester, N. Y. 14609

## Oxford®

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

Kines ✓  
 Severe ✓  
 Amy ✓  
 Eric ✓  
 L.E. ✓  
 P.P. ✓  
 Day Dot.

Mr. Scheible: Are your intentions Patricia, are you going to build a house on the main lot, are you intending only to sell off these or to build on these two lots?

Dr. Goodwin: We are not going to build.

Mr. Scheible: That becomes very important when we write that what kind of turn around system we are going to have a basement or turnaround on the bottom.

Mr. Kennedy: I can in front of where the road comes in in front of the lots put a parking area here and mark it with some kind of a note as to which way it is going.

Mr. Scheible: I want you to make sure you understand what that means.

Ms. Goodwin: Yes I understand.

Mr. Reyns: Are you going to indicate where the sewer line is going to be located?

Mr. Kennedy: Show the houses, I can show approximately.

Ms. Goodwin: Can we be on the agenda for the next meeting.

Mr. Scheible: If Pat has all his work together.

Mr. Kennedy: There is no major changes.

#### RUECKERT BUSINESS MACHINES SITE PLAN (87-35)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: This was a dwelling which was converted into a commercial use a good year and a half ago and finally somebody said you need a site plan so we drew them up a site plan next. The is next to the Tattoo Palor on 207. He has converted a house into his business that he does I guess sales and service of business equipment, typewriters, computers, calculators. The downstairs of that building presently was pre-existing as an apartment and his son is living downstairs I believe. That is what the two parkings spaces in the rear are for he had presently shaled the front of the property, put up the business sign already I told him we are going to need the additional two parking spaces for the apartment in the back and that is what we have so far.

Mr. Scheible: Since it is a change of use from the residential to commercial is a DOT approval necessary?

Mr. Edsall: I don't believe there is any authorization for the drive and Mike brought it to my attention he doesn't believe there is either so it would be prudent for the DOT to be consulted since it is a business.

Mr. Mc Carville: How far is the parking space here the residence from the edge of the wetlands here?

Mr. Kennedy: Here is the 100 foot buffer zone.

Mr. Scheible: You have the adjacent drive and his as one.

Mr. Kennedy: That is correct.

Mr. Scheible: What is the width of the driveway?

Mr. Kennedy: That is not being used by Rueckert at all it is being used by the people in the Tattoo Palor here.

Mr. Scheible: He doesn't have a curb cut?

Mr. Kennedy: There was originally a curb cut for parking here. This was not being used for buiding at all they were always using something over here before. I don't know where it was because it was all chopped up but I do know there was a curb cut here.

Mr. Scheible: The original owners I think they used a double driveway.

Mr. Mc Carville: We are going to need a DOT curb cut approval on the property and how long has the residential apartment existed in the building?

Mr. Kennedy: When the property was bought, it was always there.

Mr. Mc Carville: What are your plans with the parking lot?

Mr. Kennedy: Paved eventually.

Mr. Mc Carville: I think we ought to go out and take a look at it.

Mr. Reyns: This plan should have been in quite a while before and Mike has done a good job trying to get some of these plans in such as the trailer park tonight should have been three or four years ago and we are just getting the plan on that and this plan is coming in now a little bit late possibly we should work with these people and let them get straightened out here and let Pat come along as best we can with the driveways bringing in the drives where they are supposed to be and work out the rest as we go along because if yo make this into difficulties for everybody you are not going to get anywhere and I think you have the review comments from our engineer and Pat can take those and guide himself along the lines of straightening this out that way.

Mr. Kennedy: I believe the most difficult thing we have is the drive and curb cut.

Mr. Babcock: You are going to require a new building permit and C.O. for what you have there for the change of use. Just for your information Mr. Chairman, when I first contacted Mr. Rueckert he assumed he got approval at the same time of the lot line changes you were talking about before.

Mr. Kennedy: Thank you.

Being that there was no further business to come before the Board, a motion was made by Mr. Jones to adjourn the July 22, 1987 meeting of the Town of New Windsor Planning Board, seconded by Mr. Reyns and approved by the Board.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Rueckert Business Machines Site Plan  
PROJECT LOCATION: Route 207 (South Side)  
NW #: 87-35  
22 July 1987

1. The Applicant has submitted a Site Plan for the development of an existing structure to a combined commercial use for business machines sales, as well as a basement apartment for residential use.
2. The Applicant's representative should correct the parking requirements calculation on the Plan to indicate that one space per 200 square foot of commercial floor space is required; not per 2,000 square foot.
3. The Board should discuss with the Applicant the configuration for parking ingress and egress. The Plan as submitted indicates angled parking and a single access point. The configuration appears to make such ingress and egress extremely difficult.
4. The available space for backing up maneuvers from the parking spaces indicated is only 22'-23', which would make egress maneuvers very difficult. In addition, the proposed sign allows only 11' for backup from the center spaces. The handicapped parking space as shown on the Plan is not of a sufficient size to comply with American National Standards Institute (ANSI) requirements.
5. The Board should review the proposed sign and its location. A determination should be made what allowable sign area is permitted. In addition, it may be necessary that the sign be placed a minimum of 15' from the front lot line.
6. The Applicant should clarify the type of pavement surface to be provided for the commercial and residential parking areas. A detail should be provided.

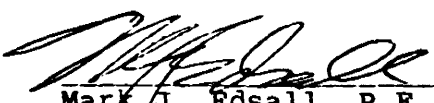
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Rueckert Business Machines Site Plan  
PROJECT LOCATION: Route 207 (South Side)  
NW #: 87-35  
22 July 1987

Page 2

7. The Applicant should clarify the drainage provisions that will be provided for the commercial parking area.
8. The Applicant should verify whether the construction of the residential parking space will be within the 100' buffer zone of the New York State Department of Environmental Conservation Wetlands. If so, submittal for a permit will be required.
9. The Applicant should indicate on the Plan any exterior or site lighting to be provided.
10. Provisions for exterior refuge storage should be indicated on the Plan.
11. The Board should determine if a variance for the sub-standard side yard setback will be required as part of this change in use.
12. The Planning Board should determine if a Public Hearing will be necessary for this Site Plan, per its descretionary judgement under Paragraph 48-19.C of the Town Zoning Ordinance.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Rueckert Bldg.  
Subdivision \_\_\_\_\_ as submitted by

Kennedy for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved Yes,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred Lays, Jr. (MS)  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/2/87  
DATE



BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Patrick Kennedy Co. for the building or subdivision of  
John Helen Rueckert has been  
reviewed by me and is approved L  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

This area is not in water district.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve Dido  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by  
Patrick T. Kennedy for the building or subdivision of  
Rueckert Business Machines has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ✓.

If disapproved, please list reason.

- 1.) Submitted map doesn't show proposed disposal of waste.
- 2.) Sewer line is in rear of property

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Masten Jr.  
SANITARY SUPERINTENDENT

May 6, 1987  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received 5/1/57  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \$25.00

APPLICATION FOR SITE PLAN OR Lot Line change  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Site Plan for Rueckert Business Machines  
John J. Rueckert Sr., Helen F. Rueckert
2. Name of Applicant John J. Rueckert Jr., Helen G. Rueckert Phone 564-1300  
Address 615 Little Britain Rd., New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444  
Address 335 Temple Hill Rd., New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Little Britain Rd. (N.Y.S. Rt. 207)  
703.7 feet West (Direction)  
of Weather Oak Hill Rd  
(Street)
7. Acreage of Parcel 20,473 S.F.  
0.47 acres 8. Zoning District N.C.
9. Tax Map Designation: Section 33 Block 2 Lot 8
10. This application is for Site Plan for conversion of Existing Frame dwelling to Commercial use: Sales & Service of Business Machines
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership None  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND  
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE  
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

John J. Kueckel  
(Owner's Signature)

13 day of APRIL 1987

John J. Kueckel  
(Applicant's Signature)

James P. [Signature] CHA  
Notary Public

OWNER  
(Title)

LAWRENCE REIS  
Notary Public, State of New York  
Qualified in Orange County 4512333  
Commission expires March 30, 1989

§ 19-1 FEES, STANDARD SCHEDULE OF § 19-1

Chapter 19

FEES, STANDARD SCHEDULE OF

Local Law  
No. 1  
1977

A LOCAL LAW ENTITLED "STANDARD SCHEDULE OF  
FEES LOCAL LAW"

- § 19-1. Purpose.
- § 19-2. Applicability.
- § 19-3. Schedule of fees.
- § 19-4. Refunds.
- § 19-5. Modification or waiver.
- § 19-6. When effective.

[HISTORY: Adopted New Windsor Town Board 1-19-77 as Local Law No. 1—1977. Amendments noted where applicable.]

GENERAL REFERENCES

Fire prevention — See Ch. 21.  
Zoning — See Ch. 43.  
Subdivision regulations — See Appendix, Part II.

Be it enacted by the Town Board of the Town of New Windsor, as follows:

§ 19-1. Purpose.

In order to provide for a consolidated schedule of fees and to allow for annual review and modification of fees involving the

administration of town ordinances and regulations, the Town Board deems it in the public interest to establish the Standard Schedule of Fees of the Town of New Windsor.

**§ 19-2. Applicability.**

The fees herein refer to the provisions of the Town of New Windsor laws and regulations adopted prior to this date and supersede all reference to specific fees which may occur therein. Where reference is made to the Standard Schedule of Fees, such reference shall be the most recently adopted Standard Schedule of Fees of the Town of New Windsor.

**§ 19-3. Schedule of fees.**

**A. Planning and zoning.**

- (1) Site plan review fees. [Amended 2-28-79 by L.L. No. 1-1979]
  - (a) Application fee: twenty-five dollars (\$25.).
  - (b) All uses (except multifamily dwellings, including apartment houses and condominiums), plus professional fees for review, in the discretion of the Planning Board: one hundred dollars (\$100.).
  - (c) Apartment houses and condominiums: one hundred dollars (\$100.), plus ten dollars (\$10.) for each unit.
  - (d) Amendment of existing site plan: same as above.
- (2) Building and inspection fees. [Amended 2-28-79 by L.L. No. 1-1979; 5-21-86 by L.L. No. 2-1986]
  - (a) Building permit applications, minimum: twenty dollars (\$20.), plus five dollars (\$5.) per thousand.
  - (b) Certificate of compliance for sheds, decks, pools, carports, etc: fifteen dollars (\$15.).
  - (c) Reinspection of same site: twenty dollars (\$20.) per additional inspection of same site.

## (d) Driveways and roadways.

- [1] Driveway bonds obtained for driveways and roadways off town highways and all ditches dug across town highways: two hundred fifty dollars (\$250.).
- [2] All driveways and roadways in the town must be sloped back from the highway between fifteen (15) feet and twenty (20) feet and pipe installed if needed, subject to inspection by the Superintendent of Highways or a representative before moneys are returned.

## (e) All miscellaneous letters requested from the Building Inspector: ten dollars (\$10.).

## (3) Certificate of occupancy fee: fifteen dollars (\$15.).

## (4) Applications to Zoning Board of Appeals.

## (a) Variances.

- [1] Residential: twenty-five dollars (\$25.), plus publication costs.
- [2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.

## (b) Special permits.

- [1] Residential: twenty-five dollars (\$25.), plus publication costs.
- [2] Commercial-industrial: fifty dollars (\$50.), plus publication costs.
- [3] Vacation campgrounds: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.
- [4] Mobile home courts: two hundred dollars (\$200.) or ten dollars (\$10.) per unit, whichever is greater. Renewal: same as above.

- (c) Interpretation: seventy-five dollars (\$75.).
- (d) Appeals. [Repealed 8-6-80 by L.L. No. 2--1980]
- (5) Petition to Town Board.
  - (a) Special permits (except PUD): same as Subsection A(4).
  - (b) Special permit for planned unit development, concept approval: one hundred dollars (\$100.), plus costs of professional services required in the review process at the most current rate.
    - [1] Preliminary plan application: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for the review of plans at the most current rate for the town.
    - [2] Special permit application: fifty dollars (\$50.), plus publication costs.
    - [3] Application for site plan approval: two hundred fifty dollars (\$250.), plus the applicant shall, in the discretion of the Planning Board, reimburse the town for professional services required for review of plans at the most current rate for the town.
- (6) Petition to amend Zoning Ordinance: fifty dollars (\$50.), plus:
  - (a) Residential classifications: five dollars (\$5.) per acre.
  - (b) Nonresidential classifications: twenty-five dollars (\$25.) per acre.
  - (c) Text: cost of publication.
  - (d) No fee shall be required for any petitions filed in support of or opposing a proposed amendment.



**B. Land subdivision. [Amended 2-28-79 by L.L. No. 1—1979]**

- (1) Application fee: twenty-five dollars (\$25.).
- (2) Pre-preliminary plat: one hundred dollars (\$100.).
- (3) Preliminary plat: one hundred dollars (\$100.).
- (4) Final plat: one hundred dollars (\$100.), plus five dollars (\$5.) per lot.
- (5) Final plat section fee: one hundred fifty dollars (\$150.).
- (6) Recreation fee: two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of the Planning Board). The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.
- (7) Minor subdivision and bulk land transfer (final plat): one hundred dollars (\$100.).
- (8) Applicants shall, in the discretion of the Planning Board, reimburse the cost of professional services required in the review process of proposed subdivision plats based on the most current rate. Payment shall be made prior to approval of the final plat.
- (9) Town Engineer's inspection of improvements for entire subdivision, inclusive of all sections: four percent (4%) of the first one hundred thousand dollars (\$100,000.) and two percent (2%) over one hundred thousand dollars (\$100,000.). The four percent (4%) shall apply to the first one hundred thousand dollars (\$100,000.) of improvements in the entire subdivision and not each separate section.

**C. Recreation fee for multifamily dwellings (apartments and condominiums): two hundred fifty dollars (\$250.) per unit (or land in lieu of fees, in the discretion of Planning Board).****D. Sanitation. [Amended 2-28-79 by L.L. No. 1—1979]**

- (1) Inspection fees.
  - (a) Sewer connections: twenty dollars (\$20.).

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Sabo V. Rueckert, Sr., deposes and says that he  
resides at Box 333 East Green Road, Rock Tavern  
(Owner's Address)

in the County of Orange  
and State of New York

and that he is the owner in fee of Tax Map Section 33,  
Block 2, Lot 8

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L.S.  
to make the foregoing application as described therein.

Date: 4-13-87

Sabo V. Rueckert, Sr.  
(Owner's Signature)

Patrick T. Kennedy  
(Witness' Signature)

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Site Plan for Rueckert Business Machines  
Location: 615 Little Britain Rd (N.Y.S. Rte 207)  
ID Number: Tax Map Section 33, Block 2, Lot 8

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: [Signature]

Date: Apr. 13, 1987

Preparer's Title: Land Surveyor

Agency: \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## TOWN OF NEW WINDSOR PLANNING BOARD

### SUBMITTAL DEADLINE POLICY

All drawings and information necessary for review of any application shall be received by the Planning Board no later than 12:00 noon on the Monday of the week prior to the scheduled Wednesday Planning Board Meeting (10 days prior).

If a submittal is determined as incomplete, based on the information received as of that deadline, the Board will have the option of not placing the applicant on the Meeting Agenda.

If the submittal is a re-submittal based on comments from the Board and/or its consultants, all items of concern shall have been adequately and acceptably responded to for the applicant to be placed on the Meeting Agenda. Revised submittal drawings are usually required. All revised drawings shall have a revision date on the title block such that it will be clear which is the "latest" drawing. (In some cases, letter responses will be acceptable.) All such re-submittal information must also be received by the aforementioned deadline.

Authorized:	10 December 1986
Prepared:	6 January 1987
Adopted:	14 January 1987
Revised:	12 February 1987



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## TOWN OF NEW WINDSOR PLANNING BOARD

### SANITARY SYSTEM/WELL SUBMITTAL REQUIREMENTS

1763

The following are provided as a guideline for applicants in providing necessary information for Planning Board submittals with regard to sanitary sewage systems and water supply systems for subdivisions and other proposed projects.

1. For areas with sewage collection systems and/or public water distribution systems; the location, size, depth and other pertinent data shall be indicated in the submittal. Location of all proposed services shall be indicated.
2. For areas which require on-site sanitary systems; plans should indicate results and actual location of percolation tests and "deep" (soil) tests. The date(s) of the tests and the name of the professional who performed the tests should be indicated on the Plan.
3. For subdivisions and other plans; setback lines which identify the "buildable area" should be shown, in addition to indicating a "reserved area for proposed sanitary system" and "proposed well location". All separation distances between existing and proposed wells and sanitary systems (field verified) shall be indicated.
4. The following notes shall appear on the Plan (where on-site sewage disposal is proposed):

"All sanitary sewage disposal systems shall be designed and constructed in accordance with New York State Department of Health Standards and the provisions of the Public Health Law."

"All sanitary sewage disposal systems shall be designed by a New York State licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a building permit. The system shall be inspected during construction and certified as to conformance to design by the Design Professional prior to issuance of a Certificate of Occupancy."

5. This list is not intended as a complete list and is intended to assist the Applicant. Compliance with the Town Code requirements is required. This list is not intended to modify the Code, but rather conform to same.

Authorized: 10 December 1986  
Prepared: 6 January 1987  
Adopted: 14 January 1987

MJEfmD/njE

## PROCEDURE FOR PUBLIC HEARING

1. A notice of the PUBLIC HEARING shall be published in the THE SENTINEL at least ten (10) days prior to the said hearing. In addition, each abutting property owner and those directly across any adjoining street from the proposed use or proposed subdivision shall receive a notice of the PUBLIC HEARING. This notice shall be sent in a sealed, post-paid wrapper, marked "CERTIFIED MAIL-RETURN RECEIPT REQUESTED." The names and addresses of the affected property owners shall be as appears on the last complete assessment roll of the Town.
2. If the property to be subdivided is within 500 feet of a state or county highway, a municipal boundary or state or county-owned lands, Orange County Planning Department must also be notified and supplied with two (2) copies of the map (3 if on a county road). A letter from the Planning Board requesting county review must accompany the maps.
3. A copy of the map must be filed with the Town Clerk for public inspection.
4. In addition to the above-mentioned notices, the following must also receive a copy of the notice of hearing. However, these may be sent regular first-class mail.

John A. Petro, Supervisor  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

Henry F. Scheible, Chairman  
Planning Board  
555 Union Avenue  
New Windsor, NY 12550

Pauline G. Townsend, Town Clerk  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

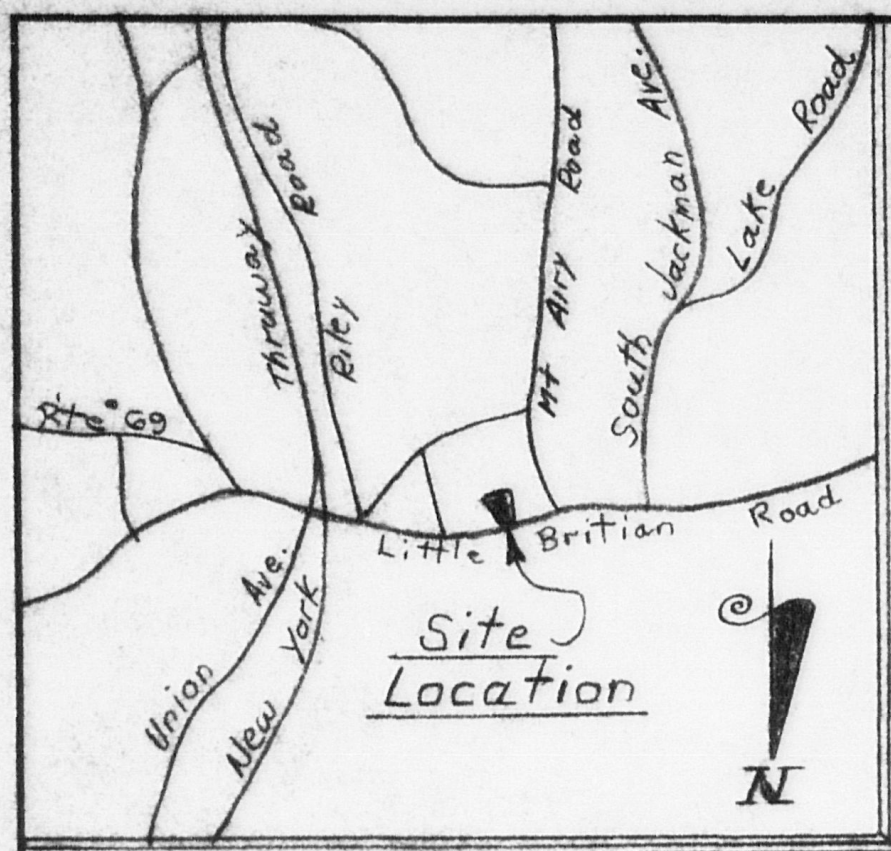
Mark J. Edsall, P.E.  
McGoey and Hauser  
Consulting Engineers, P.C.  
45 Quassaick Avenue  
New Windsor, NY 12550

Joseph P. Rones, Esq.  
436 Route 9W  
Newburgh, NY 12550

5. The attached affidavit of mailing must be signed and notarized and be presented, with the certified mail delivery receipts (green cards), an affidavit of publication from the newspaper at the time of the public hearing.

The Public Hearing on your application will be held at Town Hall on \_\_\_\_\_ 198\_\_ at \_\_\_\_\_ P.M.





### Location Map

Scale: 1" = 2,000'

### Zoning District: NC

#### Minimum Required

Lot Area: 10,000 S.F.  
Lot Width: 100'  
Front Yard: 40'  
Side Yard: 15'  
Both Sides: 35'  
Rear Yard: 15'

### Parking Requirements:

Required: 1 Space per 2,000 S.F. of Commercial Floor Space.  
2 Spaces for residential Use.

### Proposed Uses:

- I) First floor to be converted to commercial use for sales & service of Business Machines.
- II) Existing basement apt. to remain.

Commercial Floor Area:  
(1,400 S.F.)

Required Parking Commercial 7 Spaces  
Commercial 7 Spaces  
Residential 2 Spaces

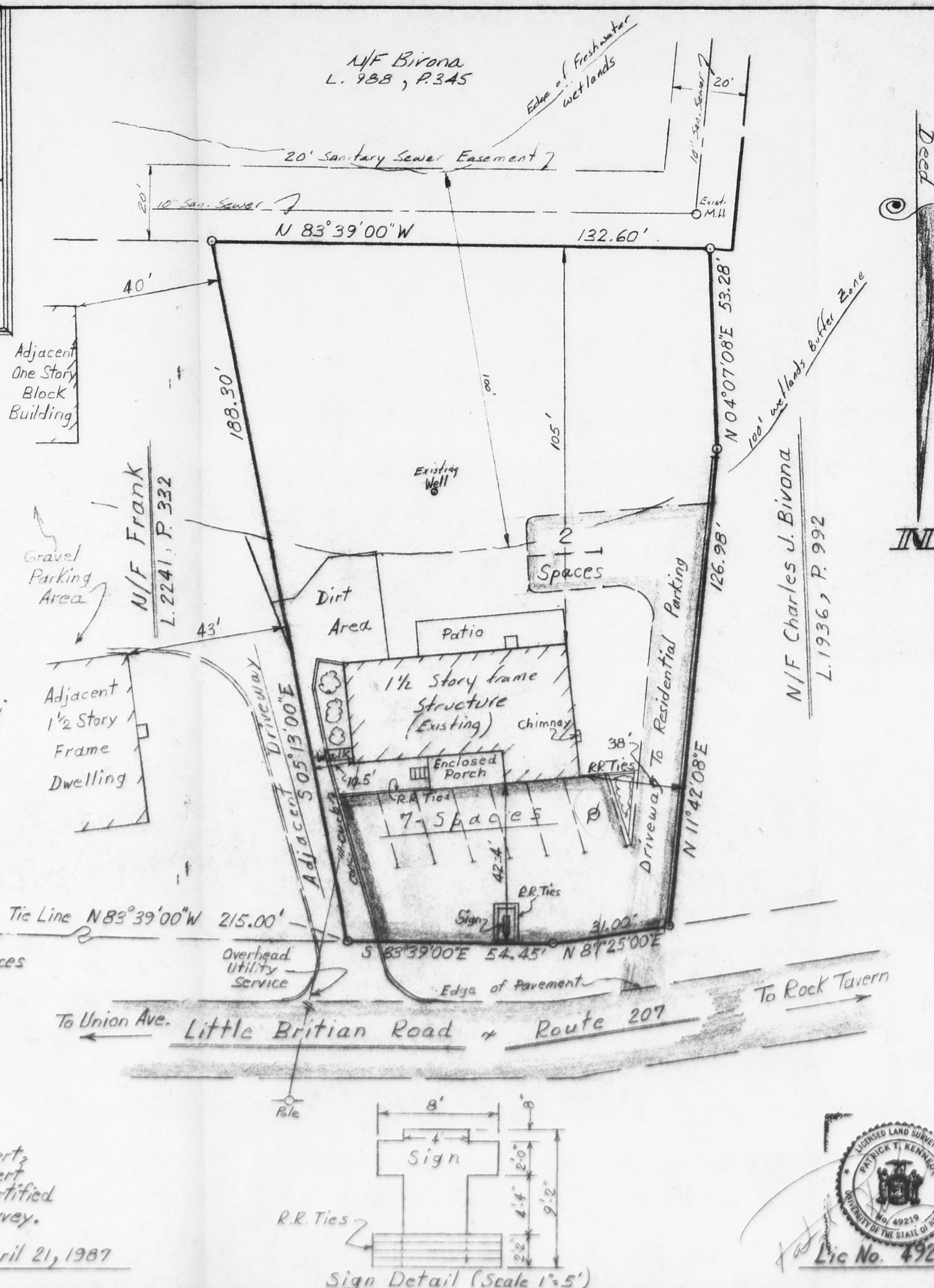
Total Required Parking 9 Spaces

### Parking Spaces Provided:

1 Handicap Space  
8 Standard Spaces

To John J. Rueckert Sr., Helen F. Rueckert,  
John J. Rueckert Jr., Helen G. Rueckert  
and The Town of New Windsor, certified  
to be a correct and accurate survey.

Dated: April 21, 1987



### Tax Map Data:

Section: 33  
Block: 2  
Lot: 8

### Deed Reference:

Liber 1179, Page 189

Lot Area: 20,473 S.F.

0.47 acres

### Notes:

1. Boundary information taken from "Lot Line Re-Aligment for Lands of Bivona" dated: Nov. 9, 1984 filed: May 31, 1985 Map # 7182 Parcel 2
2. Proposed Use: Commercial - Sales & Service of Business Machines

### Owners & Applicants:

John J. Rueckert Sr., Helen F. Rueckert,  
John J. Rueckert Jr. & Helen G. Rueckert  
615 Little Britain Rd.  
New Windsor, New York 12550

The Owners of the proposed site Plan have reviewed this plan and are in concurrence with the information and proposals shown hereon.

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked within original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.



Lic No. 49219

Patrick T. Kennedy L.S.	
335 Temple Hill Road, New Windsor, New York 12550	
SCALE: 1" = 20'	APPROVED BY:
DATE: April 21, 1987	DRAWN BY:
REVISED:	
Site Plan for	
Rueckert Business Machines	
Town of New Windsor	
Orange County, New York 86-501	